

RESOLUTION NO. CZAB12-10-06

WHEREAS, MARCOS CENTURION applied for the following:

- (1) AU to EU-M
- (2) Applicant is requesting to permit 1 lot with a frontage of 113' and 1 lot with a frontage of 113.05' (120' required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Mario Prats, Jr. & Associates and dated 5/6/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The Northwest $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 55 South, Range 40 East, LESS the west 35' thereof and LESS the south 25' thereof, and bounded by a 25' radius arc concave to the Northeast; said arc being tangent to both of the last described portions, being excepted herefrom, as set forth in Right-of-Way Deed to Miami-Dade County, filed for record in Official Records Book 14641, Page 1873, being described as follows:

The area bounded by the east line of the west 35' of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 55 South, Range 40 East, and bounded by the north line of the south 25' of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 6, and bounded by a 25' radius arc concave to the Northeast, said arc being tangent to both of the last described lines.

LOCATION: 11605 S.W. 95 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M (Item #1), and the request to permit 1 lot with a frontage of 113' and 1 lot with a frontage of 113.05' (Item #2) would not be compatible with the neighborhood and area concerned and would

be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the entire application without prejudice was offered by Millie Herrera, seconded by Jose I. Valdes, and upon a poll of the members present the vote was as follows:

Millie Herrera	aye	Nelson A. Varona	aye
Carla Savola	aye	Robert W. Wilcosky	absent
Jose I. Valdes	aye		
	Peggy Brodeur	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to EU-M (Item #1), and the request to permit 1 lot with a frontage of 113' and 1 lot with a frontage of 113.05' (Item #2), be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 4th day of April, 2006.

Hearing No. 06-4-CZ12-2
Is

STATE OF FLORIDA

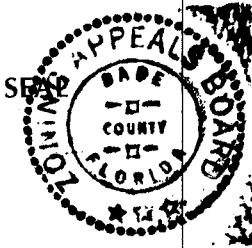
COUNTY OF MIAMI-DADE

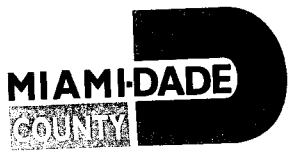
I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-10-06 adopted by said Community Zoning Appeals Board at its meeting held on the 4th day of April 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of April 2006.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning





ADA Coordination
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Human Services
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International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

April 10, 2006

Marcos Centurion, et al.
c/o Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131

Re: Hearing No. 06-4-CZ12-2 (05-184)
Location: 11605 S.W. 95 Street, Miami-Dade County, Florida

Dear Mr. Mayol:

As you are aware, the Miami-Dade County Community Zoning Appeals Board 12, at their meeting of April 4, 2006, denied without prejudice your clients' request for a district boundary change to EU-M and frontage variances on the above noted location. Please be advised that said results will be memorialized in Resolution No. CZAB12-10-06, scheduled to be released on or about April 25th, 2006.

If your clients intend to appeal the Board's decision to the Board of County Commissioners, be advised that the 14 calendar days for filing appeals begin on the date following the date of posting of the Board's dispositions on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The posting date is April 10, 2006.

Govern yourself accordingly.

Cordially,

Lou Salvat
Deputy Clerk

Enclosure



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Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
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Re: Hearing No. 06-4-CZ12-2 (05-184)
Location: 11605 S.W. 95 Street, Miami-Dade County, Florida

Dear Mr. Mayol:

Enclosed herewith is Resolution No. CZAB12-10-06, adopted by the Miami-Dade County Community Zoning Appeals Board 12 at their meeting of April 4, 2006, which denied without prejudice your clients' request for a district boundary change to EU-M and frontage variances on the above noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting was April 10, 2006. To find out if an appeal was filed contact the Zoning Hearings office at the address noted above or call (305) 375-2640.

Sincerely,

Lou Salvat
Deputy Clerk

Enclosure